

District II Advisory Board Minutes

March 6, 2006

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. Nine board members, five staff and approximately ten citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Brian Carduff
Daryl Crotts
Sarah Devries
Larry Frutiger
Matt Hesse
Joe Johnson
David Mollhagen
Phil Ryan
Marty Weeks

Council Member Sue Schlapp
Dane Saksa*
Kaci Tucker*

*Youth Representatives

Members Absent

Ray Frederick
Tim Goodpasture

Staff Present

Kelli Glassman, Neighborhood Assistant
Officer Hinnars, Police Patrol East
Jess McNeely, MAPD
Dale Miller, MAPD

Guests

Listed on the last page

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 6:59 p.m.

APPROVAL OF MINUTES AND AGENDA

The meeting agenda for March 6, 2006 was approved as submitted (**Carduff:Mollhagen,7-0**)

The meeting minutes for February 6, 2006 were approved as submitted (**Mollhagen: Carduff, 7-0**)

PUBLIC AGENDA

1. Scheduled items

Wichita's Promise Youth Council members addressed the Board regarding their mission and recent activities. Their mission is to act as a positive voice and representation for youth by taking action on issues facing the community. One way they do this is every three years they conduct an ACTION survey to determine the concerns of area teens. Based on these results, they design programs to address the top five concerns mentioned in the survey. This survey is distributed to teenagers ages 13-19 in Sedgwick County high schools. So far, this year WPYC has collected 850 surveys and hope to have 1,000 total completed surveys. The Board thanked the members for their presentation.

Action Taken: Received and filed.

2. **Off-agenda items**

No items were submitted.

NEW BUSINESS

3. **Community Police Report**

Officer Hinners, Patrol East, discussed the statistics for crimes cleared in 2005. Overall, more crimes were cleared from the previous year and the percentages of crimes cleared were above the national average.

He also spoke of increased construction, residential, non-residential and scrap metal burglaries.

The Board thanked **Officer Hinners** for his report.

Action Taken: Received and filed.

4. **ZON2005-00057**

Jess McNeely, MAPD, presented this request at the last meeting. The applicants, Midwest Conference Evangelical Covenant Church (applicant), Legend Development, c/o Tim Buchanan (applicant), with their agent MKEC Engineering c/o Greg Allison, are requesting a zone change from “SF-5” Single-family Residential to “NO” Neighborhood Office South of 21st Street North and west of Cranbrook (2121 E 21st Street North).

Approximately 5 citizens were in attendance and expressed concern over current and possible larger future drainage problems with the future development of surrounding properties; as well as, curb cuts, traffic flow and screening off of Cranbrook,

Mr. McNeely, and the applicants responded to questions and comments. They discussed the prior history of “NO” zoning in this area and the desire to keep future development on 21st Street consistent with that which already exists and cooperate with the residents as much as possible to create a beneficial arrangement for everyone.

Based upon information available prior to the public hearings, planning staff recommends that the request be approved.

At the last meeting, the District Advisory Board felt that residents and the applicants needed to meet further to discuss details of this request and resolve any outstanding issues and recommended to defer this item until the March 6 meeting.

The applicant’s agent, **Jason Gish**, and **Mr. McNeely**, explained that the interested parties met as requested and resolved the outstanding issues. This matter has gone before the MAPC and was approved 10-0 and will be heard by City Council on March 21.

Action Taken: The Board recommended that the zoning request be approved (**Hesse:Crotts**, 9-0.)

5. Proposed Farmers Market Regulations

Dale Miller, MAPD, presented proposed farmers market regulations based on a request for regulatory changes to allow outdoor farmers markets in “LC” Limited Commercial zoning districts for more than two days per month. These can be any day of the week from April through October.

Farmers markets are not specifically defined and/or regulated by either the Wichita-Sedgwick County Unified Zoning Code (UZY) or by City of Wichita “miscellaneous sale” or “transient merchant” licensing ordinances. Per current UZY requirements, outdoor farmers markets are regulated as “outdoor business promotion and/or sales”. “Outdoor business promotions and/or sales” are limited in the “LC” Limited Commercial district to not more than 2 days per month. In less restrictive zoning districts, farmers markets may occur for an unlimited number of days (provided certain other required City sales and/or vendor/business licenses are obtained).

General direction provided by the City Council with respect to outdoor farmers markets includes the following:

- Should be defined and regulated in the UZY, and additionally controlled through local licensing
- Should focus primarily on agricultural products grown or raised by local or regional farmers
- Should allow for sale of home crafts, handicrafts and certain home-baked and prepared foods
- Should allow for some transient merchant vendors and other transient/mobile food vendors
- Should be allowed for more than two days per month in the “LC” zoning district (maximum of five days per month is suggested)
- Should be restricted to a maximum number of days per month in all less restrictive zoning districts than “LC” (maximum of five days is suggested)

The proposed UZY amendments define “Outdoor Farmers Market”, establish minimum conditions/requirements for outdoor farmers markets and operation, and restrict outdoor farmers markets to no more than five days per month in all zoning districts where they will be allowed (“LC”, “OW”, “GC”, “CBD”, “LI” and “GI”).

The draft licensing ordinance for farmers markets also sets forth a number of conditions/requirements for operation of farmers markets, and places primary responsibility for market management on a designated “market operator” (who would: obtain the required farmers market license, assure that any other required vendor licenses are obtained, provide and enforce written market rules, enforce minimum standards outlined in the UZY and the license ordinance, and otherwise manage and control the farmers market). Although the proposed farmers market license is set up to be a single “umbrella” type of application/license (issued to the market operator), there are certain types of vendors that will still be required to separately obtain a license (transient food vendors for cooked meats, sale of certain canned goods such as pickles and jams, etc.) from the City/Environmental Services Department in order to assure consumer health safety and compliance with certain State health regulations.

Board members expressed the following thoughts (*responses are in italics*):

- Was input received from business owners? *Input was received from the owner of the Old Town Farmer;s Market and the Wichita Downtown Development Corporation. A public notification was sent out regarding these changes 20 days prior to consideration by MAPC and City Council*
- Would the addition of specification of Kansas farmer into the requirements place more restrictions on Kansas farmers not imposed on out of state farmers? *Staff will have the Law Department review this.*
- How many vendors will constitute a farmer’s market? *Two, but this will hopefully expand.*

Pat Randlas, owner of the Old Town Farmer's Market, addressed the Board and stated that she was pleased with the revised licensing and zoning requirements and that most of her concerns regarding licensing fees and other key definitions.

Action Taken: Provided Feedback for City Council and MAPC consideration.

6. Other Business

- Discussion of parkland acquisition and a request for an update on this project at the next meeting
- District 2 breakfast was held last week and went very well, with about 20 people attending. The next breakfast will be Saturday, April 1, at Spear's Pie Shop and Restaurant.
- Continued discussion on public safety resource location

7. Updates, Issues, and Reports

No items were submitted.

With no further business, the meeting adjourned at 8:15 p.m.

The next DAB II meeting **will be April 3, 2006** at the Rockwell Branch Library.

Guests

Maxine Male	221 Bonnie Brae
Rebecca Millham	14439 Twinlake Dr.
Max Weddle	862 S Zelta Ct.
Stephanie Huynh	1014 S Burrus
Lauren Shipley	14815 Hawthorne